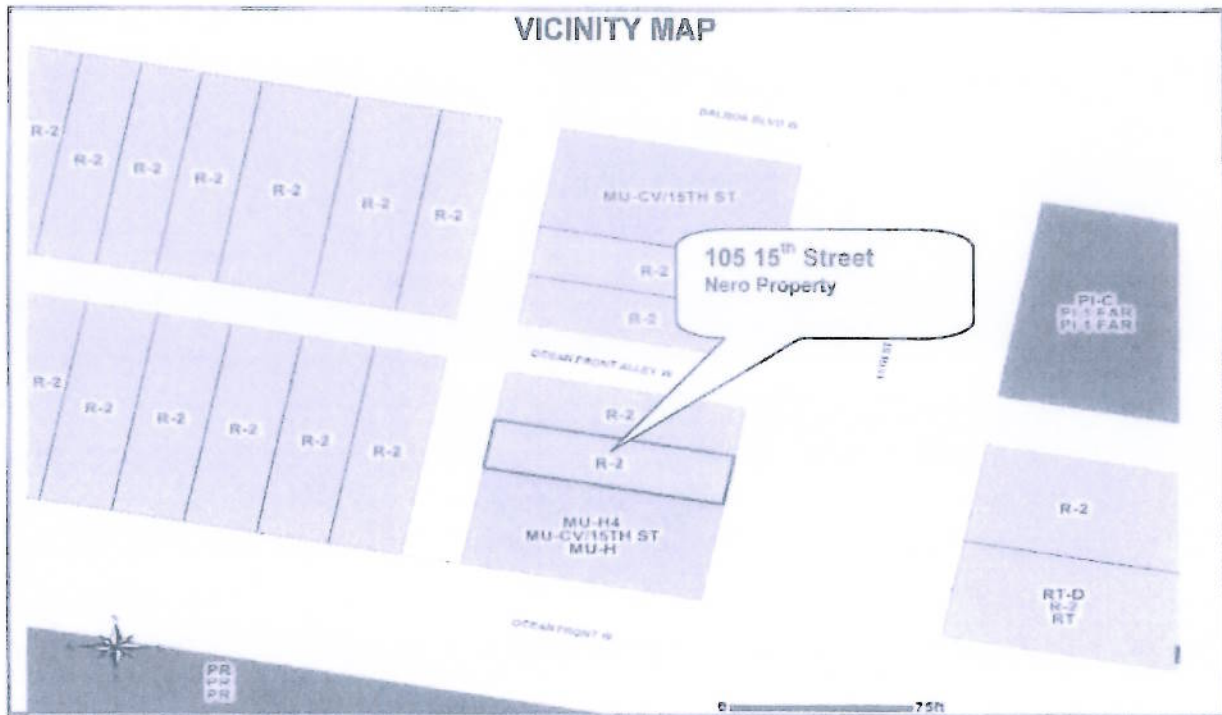


NEW MAP

Nero Property Amendment

July 7, 2011

Page 2



| CHANGES: CURRENT to PROPOSED | | | |
|---|---|--|--|
| LOCATION: | GENERAL PLAN: | COASTAL LAND USE PLAN: | ZONING: |
| 105 15 th Street | RT to MU-H4 | RT-D to MU-H | R-2 to MU-CV/15 th ST |
| SURROUNDING USES: North and West; South, and | RT (Two-Unit Residential) MU-H4 (Mixed-Use Horizontal 4) | RT-D (Two-Unit Residential) MU-H (Mixed-Use Horizontal) | R-2 (Two-Unit Residential) MU-CV/15 th ST (Mixed-Use, Cannery Village/15 th St) |
| East | PI 1.0 FAR and RT (Private Institution and Two-Unit Residential) | PI-C and RT-D (Private Institution and Two-Unit Residential) | PI 1.0 FAR and R-2 (Private Institution and Two-Unit Residential) |

REV. 2-7-78

QCD MAP

- DND. NO. 635
DEC. 26, 1950

BAY



PIERHEAD LINE
U.S. BULKHEAD LINE
owned property
PC

ORD. NO. 849

B E A C H

OLD MAP

SEE MAP NO. 10

In case the applicant is not satisfied with the action of the Planning Commission, the applicant may appeal to the City Council under the provisions of Chapter 20.95.

- E. Approval of Plans Requisite to Permit Issuance. No permit shall be issued in any case as provided in Section 20.60.060 (A) until such drawings and sketches have been approved by the Planning Commission and all buildings, structures and grounds shall be in accordance with the drawings and sketches.

20.60.065 Residential Uses in Commercial and Industrial Districts

- A. Dwellings in Commercial Districts. Residential uses shall be permitted only where the commercial district is combined with the Residential Overlay (-R) District, in compliance with Chapter 20.52.
- B. Dwellings in M-1 and M-1-A Districts - Yards. Every building or portion thereof which is designed or used for any dwelling purpose in any M-1 District shall comply with the requirements of such appropriate residential district as is determined by the use to which such M-1 and M-1-A District property is being put, provided, however, that when the entire ground floor of any such building is used for any commercial purpose, the yard provisions specified for such M-1 and M-1-A District may be applied to the ground floor only.

20.60.070 Waterfront Development Regulations

- A. Bulkheads. All bulkheads shall be constructed to an elevation of 9 feet above mean low water (6.27 feet above mean sea level).
- B. Bulkhead Setback: A minimum setback of 10 feet shall be maintained from the bulkhead line.
- C. Public Access to Bay Front: In approving a site plan review or granting a use permit for development on a site with frontage along the bay, the Planning Commission shall require the dedication of vertical and lateral public access easements, except where adequate public access already exists or where the provision of access is inconsistent with public safety or the protection of fragile coastal resources. The following standards shall be applied to all lateral and vertical public access easements:
1. Public access easements shall be a minimum of 6 feet in width.
 2. Public access easements may be provided within required setback areas.
 3. All dedicated public access easements shall be recorded with the Orange County Recorder's Office in a manner satisfactory to the Public Works Department.

OLD CODE

CHAPTER 20.52

R RESIDENTIAL OVERLAY DISTRICT

Sections:

- 20.52.010 Purpose
- 20.52.020 Districting Map Designator
- 20.52.030 Land Use Regulations
- 20.52.040 Property Development Regulations

20.52.010 Purpose

It is the intent and purpose of this chapter to provide for the establishment of residential uses in commercial districts and to regulate such residential uses through application of the Residential Overlay (R) District.

20.52.020 Districting Map Designator

The R Overlay District may be combined with any base district. Each R Overlay District shall be shown on the Districting Map with an "-R" designator.

20.52.030 Land Use Regulations

All uses which would be provided under ordinances governing the primary commercial district shall be permitted. Residential uses shall be permitted on the second floor or above, where the ground floor is occupied by a use permitted under ordinances governing the base commercial district.

20.52.040 Property Development Regulations

R Overlay District: Property Development Regulations

| | R Overlay District | Additional Regulations |
|--------------------------------------|--------------------|------------------------|
| Minimum Site Area per Unit (sq. ft.) | 2,375 | (A) |
| Minimum Yards: | | (B) |
| Maximum Height (ft.) | | (C) |
| Maximum Floor Area Limit | | (D) |
| Off-Street Parking and Loading | | (E) |

- (A) One dwelling unit shall be permitted for each 2,375 square feet of land area, with a minimum of one dwelling unit allowed per lot, unless otherwise indicated on the Districting Maps. For purposes of determining the allowable number of units, areas which have a slope greater than two to one (2:1) or which are submerged shall be excluded from land area. Submerged areas are defined to be areas which are below Mean Higher High Water.
- (B) Minimum yards shall be as specified on the Districting Maps or district standards for the underlying commercial district, except that a rear yard setback area of 10 feet shall be required on the second floor for residential uses.
- (C) See Section Chapter 20.65: Height Limits.
- (D) The total gross floor area and building bulk in all structures on any site shall be as specified in Chapter 20.63. The residential portion of the structure, excluding covered parking, shall be limited to a maximum floor area ratio of .75.
- (E) Off-street parking for nonresidential uses shall be provided in accordance with standards governing the underlying commercial district, except that up to two tandem parking spaces may be provided for non-residential uses where less than four off-street parking spaces are required for non-residential uses.

In addition to parking required for commercial uses, a minimum of two off-street parking spaces shall be provided for each dwelling unit, of which at least one space per dwelling unit shall be covered and at least one space per dwelling unit shall be independently accessible. Parking for the residential use shall be provided on-site with no exceptions.